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THE UTAH HOUSING MARKET:

DEMOGRAPHIC AND ECONOMIC TRENDS[1]

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Exactly when the character of the Utah housing market changed is not easy to determine but it is less important to identify a point in time than describe a context--a demographic and economic context which, in the end, defines the market conditions for housing.

In the 1970's a combination of favorable economic and demographic factors created an unprecedented housing boom in Utah. During this decade, residential construction set new records five different years, finally cresting at 23,282 units in 1977; a level of activity it now appears will not be surpassed in the 1980's and perhaps even the 1990's.

At the time, few people realized the 1977 record would go unchallenged for so many years. Although the slow-down in residential construction associated with the 1980 recession was expected, so was a return, once the recession ended, to residential construction of 20,000 units a year. The primary source of this optimism among builders, bankers, and developers was past experience (not always a reliable predictor of the future), and the prospects of synfuels projects in eastern Utah, the deployment of the MX missile in Utah's west desert, and the burgeoning local electronics industry.

But the experience of the 1970's has not been repeated in the 1980's. The reason: the fundamental character of many of Utah's most important economic and demographic factors has changed. The most significant demographic changes have been the shifting age structure of the population and accelerating out-migration. The most significant economic change has been the declining rate of growth in employment. These and other demographic and economic trends affecting the demand and supply of housing are summarized in this article.

Demographic Trends

Household Formation

The single most important component of the demand for housing is household formation. The sources of

[1]This study is part of a report by the Bureau of Economic and Business Research for the Utah Housing Finance Agency.

household formations are: (1) the age structure of the population, (2) the migration rate, (3) the marital status of the population, and (4) headship rates.

The rapid growth in the number of households was the crucial component in the high demand for housing during the decade of the 1970's. Between 1970 and 1980 the number of households in Utah increased by 152,000; a 50 percent increase in the total number of households in the state. There were 158,000 new residential units built in the state during the decade to meet the growth in households.

The exceptional growth of households in the 1970's stands in sharp contrast to that experienced in the previous decade, and expected expansion in the next two decades.

Year	Households	Increase in Households	Percent Change
1960	242,000		
1970	298,000	56,000	24%
1980	450,000	152,000	51%
1990	575,000	125,000	28%
2000	671,000	96,000	17%

The rate of household formation has declined significantly in the 1980's. Between 1980 and 1986 the number of households in the state increased by 70,000, an annual average increase of 11,700 households compared to an annual average of 15,000 in the 1970's. The drop in the growth of households has led to a lower demand for housing in the 1980's; a trend that will extend into the 1990's and beyond, making it very difficult to achieve the level of residential construction experienced in the 1970's. The changing characteristics of each component of household formations are discussed below.

Age Structure: The shifting age structure of the population resulted in a tremendous increase in the number of households and the demand for housing in the 1970 to 1980 period. This was the decade when the "baby boom" generation reached the prime household formation age group and these young households needed housing. The number of households in the prime homebuyer or renter age (head of household age under 30 years) increased by 60,150 households or 94 percent during the 1970's creating a surge in the demand for "starter homes" and apartment units.

Although the largest impact of the changing age structure of the population was measured among young households, the Joint Center for Urban Studies of MIT Harvard University estimates that the total impact on the number of households in Utah from the changing age structure of population was 83,000 of the 152,000 increase in households reported for the decade of the 1970's.

Year	Number of Households Under 30 years Old	Increase	Percent Change
1960	44,325		
1970	63,850	19,525	44
1980	124,000	60,150	94
1990	122,650	-1,350	-1

Migration: Migration is another important component in the increase in households and the demand for housing. When a household moves into the state (in-migration) that household generally requires a housing unit; but in contrast when a household leaves the state (out-migration), that household usually vacates a housing unit.

During the 1970's the average annual in-migration in Utah was 15,000 people. The Joint Center for Urban Studies of MIT Harvard estimated that during the decade of the 1970's in-migration resulted in 46,000 new households in Utah. In the 1980's a trend of out-migration emerged, beginning in 1983 and accelerating each year. Preliminary estimates for 1986 indicate out-migration of 7,500 people. Unlike the 1970's when in-migration contributed significantly to the demand for housing in Utah, out-migration in the 1980's is now eroding the demand for housing, Table 1.

Table 1

ESTIMATED NET MIGRATION FOR UTAH

Year	Net Migration
1970	14,800
1971	14,100
1972	14,000
1973	6,600
1974	11,600
1975	11,600
1976	14,900
1977	17,400
1978	19,900
1979	24,600
1980	7,600
1981	9,600
1982	5,800
1983	-2,800
1984	-2,600
1985	-6,000
1986	-7,500

Source: Utah State Office of Planning and Budget, unpublished data.

Marital Status and Headship Rates: With the "arrival" of the baby-boom generation into the prime household formation age groups the strong growth in the number of households was expected. But forecasters failed to anticipate the dramatic growth of unmarried adults who would head their own households, i.e., the rising headship rates among two groups: (1) nonfamily households (primary individual--a householder living alone or with nonrelatives only) and (2) female head of households (divorced women with children related to her by birth, marriage or adoption).

Between 1970 and 1980 the number of nonfamily households nearly doubled in Utah, rising from 48,500 households to 95,400 households. For the same period female heads of households increased from 19,700 households to 33,400 households. Although no data on headship rates are available for the 1980's, most demographers believe that the impact on new household formations created by changing headship rates reached its peak in the 1970's; hence, it is felt changing headship rates will have little impact on the growth of households in the 1980's and 1990's (Tables 2 and 3).

Table 2

DISTRIBUTION OF HOUSEHOLDS BY MARITAL STATUS

Year	Married Couple Households	Male Headed Households	Female Headed Households	Primary Individuals
1960	192,230	na	na	33,483
1970	225,038	4,997	19,706	48,533
1980	313,163	7,586	33,422	95,353

Source: U.S. Bureau of the Census, Detailed Population Characteristics, 1960, 1970, 1980 (Washington, D.C.: Government Printing Office).

Table3

PERCENT DISTRIBUTION OF HOUSEHOLDS BY MARITAL STATUS

Year	Married Couple Households	Male Headed Households	Female Headed Households	Primary Individuals
1960	79.6%	na	na	13.9%
1970	75.4%	1.7%	6.6%	16.3%
1980	69.7%	1.7%	7.4%	21.2%

Source: U.S. Bureau of the Census, Detailed Population Characteristics, 1960, 1970, 1980 (Washington, D.C.: Government Printing Office).

Fertility Rate

Fertility rate or the number of children a woman is likely to have during her lifetime has declined steadily since 1980. In 1980 a woman in Utah, during her child-bearing years, would average 3.2 children. By 1985 this fertility rate had dropped to 2.7 children, Table 4.

Table 4

FERTILITY RATES IN UTAH'S MULTICOUNTY DISTRICTS[a]

	1980	1981	1982	1983	1984	1985
Bear River	3.41	3.39	3.16	3.12	2.86	2.83
Central	4.22	4.1	3.93	3.67	3.46	3.13
Mountainlands	3.63	3.42	3.32	3.06	2.99	2.81
Southeastern	3.5	3.37	3.2	3.08	2.81	2.56
Southwestern	3.95	3.81	3.49	3.36	3.13	3.11
Uintah Basin	4.01	4.06	3.69	3.76	3.88	3.58
Wasatch Front	2.98	2.88	2.95	2.69	2.67	2.63
Utah	3.18	3.06	2.99	2.83	2.74	2.69

[a]Fertility rate is the number of children a woman is likely to have during her lifetime.

Source: Utah State Office of Planning and Budget, 1986; unpublished report.

This drop in the fertility rate is presently contributing to the decline in the average household size in Utah but the largest impact will be in the future. Trends in fertility rates predate trends in the size of the population in the household formation age groups. Lower fertility rates in the 1980's means fewer people in the prime household formation age groups in 20 to 25 years, hence, fewer new household formations and less demand for housing.

Population Growth

As a consequence of demographic changes the population growth rate has declined in Utah in the 1980's. The average annual population growth rate has declined from its peak of 3.2 percent in the 1970's to 2.1 percent projected for the 1980's; and according to the population projections, will continue to decline in the 1990's.

Decade	Average Annual Growth Rate
1960-1970	1.7
1970-1980	3.2
1980-1990	2.1
1990-2000	1.3

Economic Trends

Economic trends are important determinants of the demand for housing and as was the case with the demographic trends, economic trends confirm that Utah of the 1980's and 1990's is and will be very different from the Utah of the 1970's.

Employment Growth

Employment growth, one of the most important long-term determinants of the demand for housing, has declined substantially in the 1980's. The decline in job opportunities has adversely affected the

migration rate and income growth in Utah, which in turn has affected the demand for housing.

In-migration accounted for approximately one-third of the increase in households and the demand for housing in the 1970's. Migration is particularly sensitive to job opportunities. During the 1970's Utah had an expanding number of new jobs in relatively high paying sectors, e.g., manufacturing construction and mining. These job opportunities attracted people to the state and thus were responsible for increasing in-migration. Presently, however, much of the job growth in the state has been occurring in relatively low paying sectors that have little impact on migration rates; while the number of jobs has declined in the high paying sectors. The result is out-migration and less demand for housing.

Average Annual Compound Growth Rate

1970 to 1980	1980 to 1985
4.4%	2.5%

Income Growth

The rate of growth in income has slowed considerably in the last few years. Between 1970 and 1980 the average annual growth rate in per capita personal income in Utah was 9.1 percent. Between 1980 and 1985 it dropped to 6.5 percent. This decline in the income growth rate reflects shifts in employment, the recession of 1980 to 1982, and lower inflation rates which ultimately affects the affordability and demand for housing.

Average Annual Compound Growth Rate

1970 to 1980	1980 to 1985
9.1%	6.5%

Housing Prices

The price of housing has stabilized in the 1980's and the phenomenal price increases of the 1970's now appear as a short term aberration. The average annual increase in housing prices since 1981 has been only 3.2 percent in Salt Lake County compared to 14.7 percent from 1976 through 1980, Table 5.

Inflation stimulated the housing market through rapid equity build-up for homeowners in the 1970's. Existing owners used their equity to move up to larger, higher quality homes and builders responded with increased speculative building. This "churning" in the housing market brought on by rapid price increases ultimately led to a large inventory of new and existing unsold homes by 1979, a condition which, in the end increased the severity of the 1980 recession. But the frenzy set off by rising prices was a special characteristic of housing markets in the 1970's, one that is not present in the non-inflationary 1980's.

Average Annual Increase in Housing Prices

1976 Through 1980	1981 Through 1986
14.7%	3.2%

Table 5

AVERAGE PRICE OF HOMES SOLD IN SALT LAKE COUNTY

Year	Price
1976	$38,800
1977	44,200
1978	52,000
1979	60,750
1980	67,250
1981	71,900
1982	76,150
1983	77,125
1984	77,750
1985	78,900
1986	80,850

Source: Salt Lake Board of Realtors.

Single Family Construction

Favorable demographic forces between 1970 and 1980 created high levels of demand for single family housing. The historic peak was reached in 1977 when 17,424 single family building permits were issued. Since 1980 the highest level of single family construction occurred in 1983 with 8,806 units. The figures below show the average annual number of single family building permits issued during the two periods.

1970 Through 1980	1981 Through 1986
13,400 units	6,900 units

Setting the recent (1983-1986) single family construction activity in the context of the changing economic and demographic factors, annual single family construction levels above 10,000 units seem very unlikely for the next several years. The past year provided evidence of the general "softness" of the market; interest rates fell to their lowest level in eight years, but there was no corresponding upsurge in single family construction activity (Table 6).

Apartment Construction

New apartment construction in Utah between 1983 and 1986 ignored the demographic and economic factors in the market in favor of tax advantages and syndication potential of projects. Consequently rental housing markets throughout the Wasatch Front Counties are severely overbuilt. Vacancy rates are at least 15 percent, rental rates have dropped to 1982 levels and in some areas it will take at least two years for the surplus units to be absorbed. This overbuilding is reflected in new apartment construction statistics. Figures below show the number of new apartments built in the 1970's compared to the 1980's.

Total Units 1970 to 1980	Total Units 1980 Through 1986
38,000 units	35,000 units

During the 1970's demographic factors generated a high demand for new apartments. Households with the head under 30 years old increased from 63,800 to 124,000. Many of these new young households desired apartments. Developers and builders responded with 38,000 new units. So far in the 1980's, a period of less favorable demographics, there have been nearly as many apartment units built as in the entire decade of the 1970's.

The level of overbuilding in the apartment market means apartment construction will make little contribution to total residential construction activity over the next few years. It is unlikely that new apartment construction will exceed 1,500 units a year for the next two or three years, Table 6.

Table 6

RESIDENTIAL CONSTRUCTION ACTIVITY IN UTAH

Year	Family Units	Multi-family Units	Total
1970	5,954	3,116	9,070
1971	6,766	6,011	12,777
1972	8,807	8,513	17,320
1973	7,546	5,904	13,450
1974	8,284	3,217	11,501
1975	9,922	2,762	12,684
1976	13,546	5,075	18,621
1977	17,424	5,856	23,282
1978	15,625	5,646	21,264
1979	12,570	4,179	16,767
1980	7,760	3,141	10,901
1981	5,413	3,840	9,253
1982	4,767	2,904	7,671
1983	8,806	5,858	14,664
1984	7,496	11,325	18,821
1985	7,403	7,834	15,237
1986	8,512	4,932	13,444

Source: Bureau of Economic and Business Research, University of Utah, Utah Construction Report, various years.

Existing Homes

The demand for new single family construction has been affected by competition from the rising number of homes listed for sale. For example, in Salt Lake County, the number of existing homes listed for sale has increased steadily over the past five years, reaching an all-time high in 1986 of 22,466 homes. Thus prospective homebuyers in 1986 had twice as many existing homes to choose from as they did in 1976. This large inventory of existing homes for sale, which homebuilders and developers must compete with, is just one more market factor working against a return to the high levels of single family construction experienced in the 1970's (Table 7).

Table 7

REAL ESTATE SALES AND LISTINGS IN SALT LAKE COUNTY

Year	Number of Sales	Number of Listings	Sales/ Listings Percent
1976	5,856	11,175	52.4
1977	7,441	13,322	55.9
1978	8,228	15,860	52.0
1979	7,572	19,482	39.0
1980	6,049	17,993	33.6
1981	4,869	16,736	29.1
1982	3,968	15,241	26.0
1983	4,801	18,564	25.9
1984	5,137	18,716	27.5
1985	5,275	20,917	25.2
1986	5,353	22,466	23.8

Source: Salt Lake Area Board of Realtors.

Conclusion

The 1970's presented a one-time combination of powerful demographic and economic factors, but these factors have lost much of their force on the housing market. Moreover, a return any time soon to similar housing market conditions is not possible. The most important source of housing demand in the 1970's was the favorable age structure of the population created by the baby boom of the 1940's and 1950's. The absence of a second baby boom precludes rapid household growth in the 1990's, at least, household growth fueled by the age structure of the population. Therefore, to reach higher levels of housing demand in the 1990's, more of the burden of household growth will fall to in-migration.

In-migration is closely tied to job opportunities; people move to jobs. A return to residential construction levels of 18,000 or more units a year will likely require annual employment growth of 35,000 jobs including growth in basic industries--manufacturing, mining and construction. Without this kind of employment growth, future residential construction will be held below 15,000 units annually.

Utah Business Statistics

UTAH DATA	Jan 1986	Jan 1987	% Change From Year Ago	12 Month Average This Year	12 Month Average Last Year	12 Month Average % Change
Total Personal Income (seasonally adjusted) (mil. of dol.) (qtly.)	18,812	NA	NA	NA	17,412	NA
New Corporations (no.)	518	389	-24.9%	456	444	2.7%
New Car, Truck and Motorhome Sales (no.)	5,761	NA	NA	NA	6,478	NA
Agriculture						
Average Prices Recorded by Farmers (dol.)						
Beef Steers and Heifers (cwt) (thous.)	56.00	57.70	3.0%	55.24	55.68	-0.8%
Lambs (cwt)	62.90	72.30	14.9%	67.06	62.88	6.6%
Milk Wholesale (cwt)	12.10	12.70	5.0%	11.88	12.03	-1.2%
Alfalfa Hay, Baled (per ton)	71.00	66.00	-7.0%	67.64	72.00	-6.1%
Cattle Slaughtered (live weight) (thous. of lbs.)	34,995	42,034	20.1%	37,733	33,473	12.7%
Construction						
Total Construction (thous. of dol.) [1]	61,643	67,556	9.6%	129,022	131,145	-1.6%
Residential	32,762	35,420	8.1%	60,543	60,789	-0.4%
Nonresidential	24,579	18,348	-25.4%	47,821	42,057	13.7%
Public Works and Utilities	4,302	13,788	220.5%	20,908	28,300	-26.1%
Total Permit Construction (thous. of dol.) [2]	70,824.8	58,389.3	-17.6%	108,927.3	119,730.5	-9.0%
Residential	42,837.0	24,354.5	-43.1%	58,082.5	59,784.5	-2.8%
Nonresidential	19,484.8	25,863.9	32.7%	37,191.7	45,492.2	-18.2%
Additions, Alterations and Repairs	8,503.0	8,170.9	-3.9%	13,673.7	13,953.8	-2.0%
New Dwelling Units (no.)	1,101	358	-67.5%	1,058	1,305	-18.9%
Employment						
Civilian Labor Force (thous.)	741.0	758.2[P]	2.3%	754.4	750.1	0.6%
Total Employed Persons	695.7	701.9[P]	0.9%	710.7	704.1	0.9%
Unemployed Persons	43.9	56.3[P]	28.2%	43.5	45.9	-5.2%
Percent Total Labor Force	5.9	7.4[P]	25.4%	5.8	6.1	-5.9%
Employees on Nonagricultural Payrolls (thous. of jobs)	628.6	631.1[P]	0.4%	635.9	625.8	1.6%
Manufacturing	92.2	89.2[P]	-3.3%	91.7	95.4	-3.9%
Mining	8.7	8.5[P]	-2.3%	8.2	9.6	-14.3%
Contract Construction	31.2	26.9[P]	-13.8%	33.3	36.1	-7.6%
Transportation, Communication and Utilities	37.0	37.5[P]	1.4%	37.4	36.7	1.9%
Wholesale Trade	35.4	36.0[P]	1.7%	35.9	35.8	0.2%
Retail Trade	114.4	116.8[P]	2.1%	117.2	112.7	4.0%
Finance, Insurance and Real Estate	32.0	33.1[P]	3.4%	33.1	31.2	5.8%
Services [3]	136.2	140.2[P]	2.9%	138.3	131.4	5.2%
Federal Government	39.9	40.5[P]	1.5%	40.6	39.3	3.1%
State Government [4]	38.1	37.9[P]	-0.5%	38.1	35.8	6.5%
Local Government [4]	63.5	64.5[P]	1.6%	63.1	61.9	2.0%
Average Weekly Hours						
Manufacturing	40.3	38.3[P]	-5.0%	40.0	40.4	-0.9%
Mining	44.8	43.5[P]	-2.9%	43.3	44.7	-3.0%
Wholesale Trade	35.6	37.6[P]	5.6%	37.0	35.3	4.8%
Retail Trade	27.1	27.1[P]	0.0%	28.0	28.5	-1.7%
Amount of Unemployment Compensation (thous. of dol.)	11,641.0	11,166.7[P]	-4.1%	8,420.9	7,286.3	15.6%
Finance						
Savings, Savings and Loan Association (mil. of dol.)	2,382.1	2,253.4	-5.4%	2,381.7	2,340.3	1.8%
Tax Collections by the State of Utah (thous. of dol.)						
Total Tax Collections	70,137.1	61,527.3	-12.3%	122,828.5	126,259.7	-2.7%
Sales and Use Tax	16,095.5	11,134.2	-30.8%	45,407.6	45,400.5	0.0%
Motor Fuel Tax	8,237.6	9,199.5	11.7%	7,768.9	8,138.8	-4.5%
Individual Income Tax	23,800.7	29,774.6	25.1%	39,233.4	37,792.2	3.8%
Corporation Franchise Tax	1,951.6	(216.1)	-111.1%	4,415.5	5,456.6	-19.1%
Production						
Net Electric Power Utilized (mil. of kwh)	1,171.8	1,243.6	6.1%	1,102.1	1,114.1	-1.1%
Crude Oil to Refineries (thous. of bbls.)	3,530.1	4,041.5	14.5%	3,837.2	3,998.9	-4.0%
Crude Oil (thous. of bbls.)	3,644.8	3,196.9	-12.3%	3,219.6	3,435.4	-6.3%
Natural Gas (mil. of cu. ft.)	20,781.5	23,168.3	11.5%	19,697.4	17,744.6	11.0%
Coal (thous. short tons)	1,110.0	816.0[P]	-26.5%	927.8	970.2	-4.4%
Tourism/Travel						
Air Passengers (total no. on and off) (S.L. Int'l Airport)	747,691	783,324	4.8%	835,038	743,213	12.4%
Highway Traffic Count Across State Lines	24,949	28,345	13.6%	37,351	34,767	7.4%
Transient Room Taxes (thous. of dol.)	177.0	119.2	-32.7%	459.4	413.5	11.1%
Visits, State, Nat'l. Parks, Monuments (thous.)	294.5	298.7	1.4%	1,015.6	916.0	10.9%
Utilities						
Telephone Lines in Service (Mt. Bell) (Residential)	470,608	477,575	1.5%	472,846	462,759	2.2%
Telephone Lines in Service (Mt. Bell)(Nonresidential)	167,161	173,127	3.6%	169,143	165,748	2.0%
Electric Customers (Residential)	461,127	472,164	2.4%	463,014	NA	NA
Electric Customers (Commercial)	44,797	46,034	2.8%	45,329	NA	NA
Natural Gas Customers (Residential & Commercial)	436,387	446,797	2.4%	436,552	424,041	3.0%
Natural Gas Customers (Industrial)	561	554	-1.2%	567	562	0.9%

Utah Business Statistics

UTAH DATA	Jan 1986	Jan 1987	% Change From Year Ago	12 Month Average This Year	12 Month Average Last Year	12 Month Average % Change
Davis County						
Non-Ag. Employment (thous.)	51.0	52.2[p]	2.4%	52.5	51.4	2.1%
Unemployment Rate	4.4	5.3[p]	20.5%	4.1	3.7	11.0%
Auth. Permit Construction (thous. of dol.)	8,006.2	4,832.6	-39.6%	14,414.2	14,046.4	2.6%
New Dwelling Units (no.)	138	52	-62.3%	184	192	-4.1%
Postal Receipts (thous. of dol.)	248.6	420.6	69.2%	NA	312.8	NA
Electric Customers (Residential)	44,131	46,443	5.2%	45,332	34,624	30.9%
Electric Customers (Commercial)	3,247	3,231	-0.5%	3,267	2,556	27.8%
Natural Gas Customers (Residential)	45,824	48,422	5.7%	46,587	44,346	5.1%
Natural Gas Customers (Industrial)	49	52	6.1%	51	50	2.0%
Telephone Lines in Service (Mt. Bell)(Residential)	51,073	54,367	6.4%	53,099	45,759	16.0%
Telephone Lines in Service (Mt. Bell)(Nonresidential)	9,848	10,175	3.3%	10,134	8,787	15.3%
Salt Lake County						
Non-Ag. Employment (thous.)	325.6	329.9[p]	1.3%	334.5	326.3	2.5%
Unemployment Rate	6.2	6.2[p]	0.0%	5.2	5.6	-7.0%
Auth. Permit Construction (thous. of dol.)	45,151.3	36,414.9	-19.3%	59,217.1	58,816.8	0.7%
New Dwelling Units (no.)	798	176	-77.9%	518	582	-11.0%
Postal Receipts (thous. of dol.)	6,993.0	6,391.7	-8.6%	6,954.7	7,321.5	-5.0%
Electric Customers (Residential)	231,460	237,201	2.5%	231,946	222,963	4.0%
Electric Customers (Commercial)	19,186	19,752	3.0%	19,362	18,572	4.3%
Natural Gas Customers (Residential)	213,644	218,505	2.3%	213,105	205,993	3.5%
Natural Gas Customers (Industrial)	256	243	-5.1%	255	258	-1.3%
Telephone Lines in Service (Mt. Bell)(Residential)	220,977	225,522	2.1%	222,965	217,490	2.5%
Telephone Lines in Service (Mt. Bell)(Nonresidential)	107,300	108,736	1.3%	108,106	107,630	0.4%
Utah County						
Non-Ag. Employment (thous.)	72.1	71.2[p]	-1.2%	71.2	70.4	1.2%
Unemployment Rate	6.9	8.8[p]	27.5%	6.2	6.5	-4.5%
Auth. Permit Construction (thous. of dol.)	5,036.0	5,058.8	0.5%	8,710.7	11,000.5	-20.8%
New Dwelling Units (no.)	43	30	-30.2%	99	85	15.8%
Postal Receipts (thous. of dol.)	902.5	836.1	-7.4%	920.2	904.5	1.7%
Electric Customers (Residential)	49,414	50,486	2.2%	49,855	NA	NA
Electric Customers (Commercial)	5,937	6,328	6.6%	6,158	NA	NA
Natural Gas Customers (Residential)	59,971	60,394	0.7%	59,724	58,670	1.8%
Natural Gas Customers (Industrial)	68	97	42.6%	74	70	5.9%
Telephone Lines in Service (Mt. Bell)(Residential)	62,699	62,263	-0.7%	62,304	61,266	1.7%
Telephone Lines in Service (Mt. Bell)(Nonresidential)	15,653	19,286	23.2%	16,192	14,884	8.8%
Weber County						
Non-Ag. Employment (thous.)	58.5	59.2[p]	1.2%	59.4	57.5	3.3%
Unemployment Rate	5.8	7.7[p]	32.8%	5.8	5.7	.7%
Auth. Permit Construction (thous. of dol.)	4,093.8	4,259.4	4.0%	9,338.1	8,250.3	13.2%
New Dwelling Units (no.)	33	34	3.0%	81	87	-7.1%
Postal Receipts (thous. of dol.)	587.0	617.6	5.2%	622.8	568.8	9.5%
Electric Customers (Residential)	51,492	52,835	2.6%	51,940	50,765	2.3%
Electric Customers (Commercial)	4,713	4,822	2.3%	4,753	4,647	2.3%
Natural Gas Customers (Residential)	48,028	49,231	2.5%	48,119	47,089	2.2%
Natural Gas Customers (Industrial)	86	86	0.0%	86	82	4.9%
Telephone Lines in Service (Mt. Bell)(Residential)	45,381	45,760	0.8%	45,430	45,051	0.8%
Telephone Lines in Service (Mt. Bell)(Nonresidential)	10,631	10,587	-0.4%	10,549	10,412	1.3%

[p] Preliminary na - Not available

Sources:

Personal Income:	Bureau of Economic Analysis, U.S. Department of Commerce
New Corporations:	Utah Secretary of State
New Car and Truck Sales:	Utah State Tax Commission, Economic and Statistical Unit
Agriculture:	U.S. Department of Agriculture, Agriculture, Utah: Utah Crop and Livestock Reporting Service
Construction Data:	F.W. Dodge Statistics and Utah Construction Report, Bureau of Economic and Business Research
Employment Data:	Utah Department of Employment Security
Savings Information:	Utah Savings and Loan Institutions
Tax Collections:	Utah State Tax Commission
Net Electric Power Utilized:	Cooperating Utah power companies
Crude Oil Production:	Area oil refineries
Natural Gas Production:	Utah Department of Oil, Gas, and Mining
Coal Production:	U.S. Department of Energy
Air Passengers:	Salt Lake City International Airport, Statistics Division
Highway Traffic Count:	Utah Department of Transportation
Visits to State and National Parks and Monuments:	U. S. Forest Service, Utah State Parks and Recreation Department
Utilities Data:	Cooperating Utah utility companies
Postal Receipts:	Postmasters in Davis, Salt Lake, Utah, and Weber Counties

Footnotes:

1 Obtained from F.W. Dodge Statistics
2 Obtained from Utah Construction Report
3 Includes services by nonprofit and religious institutions
4 Includes public schools and college institutions

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NATIONAL DATA

	Jan 1986	Jan 1987	% Change From Year Ago	12 Month Average This Year	12 Month Average Last Year	12 Month Average % Change
U.S. Gross National Product (seasonally adjusted) (bil.) (qtly.)	4,149.2	NA	NA	NA	4,008.4	NA
Total Personal Income (seasonally adjusted) (bil. of dol.)	3,417.4	3,548.0[p]	3.8%	3,497.0	3,310.1	5.6%
Industrial Production Indexes (seasonally adjusted) (1977=100)	126.2	126.9[p]	0.6%	125.1	124.7	0.3%
Total Non-Farm Bus. Expend. on New Plants & Equip. (bil.) (qtly.)	377.9	386.8[a]	2.4%	381.4	384.9	-0.9%
Index of Leading Indicators (1967=100)	173.6	183.8	5.9%	179.1	169.3	5.8%
Price Indexes						
Consumer Price Indexes (not seasonally adjusted) (1967=100)						
CPI-U (All Urban Consumers) All Items	328.4	333.1	1.4%	328.8	323.2	1.7%
CPI-U (All Urban Consumers) Food & Beverages	307.9	320.5	4.1%	320.4	302.7	5.8%
CPI-U (All Urban Consumers) Housing	356.8	363.9	2.0%	360.8	351.1	2.8%
CPI-U (All Urban Consumers) Transportation	323.9	308.5	-4.8%	309.0	320.7	-3.6%
CPI-U (All Urban Consumers) Medical Care	418.2	449.6	7.5%	436.1	405.4	7.6%
CPI-U (All Urban Consumers) Energy	424.7	352.2	-17.1%	364.2	427.3	-14.8%
Producer Price Index (not seasonally adjusted) (1967=100)						
Producer Price Index, All Finished Goods	296.2	291.7	-1.5%	289.3	294.1	-1.6%
GNP Price Deflator (1982=100) (qtly.)	113.5	NA	NA	NA	112.0	NA
Civilian Employment (seasonally adjusted)						
Total Civilian Labor Force (mil.)	116.8	119.0	1.9%	118.0	115.6	2.1%
Total Civilian Employment (mil.)	109.0	111.0	1.8%	109.8	107.4	2.2%
Unemployment Rate	6.7	6.7	0.0%	7.0	7.1	-2.0%
Construction						
Total Construction (mil. of dol.)	13,680.0	15,758.5	15.2%	19,293.4	18,537.4	4.1%
Residential	6,622.7	7,350.4	11.0%	9,584.0	8,696.8	10.2%
Nonresidential	4,997.7	5,799.9	16.1%	6,329.8	6,535.7	-3.1%
Non-Building	2,059.6	2,608.2	26.6%	3,379.6	3,305.0	2.3%
New Dwelling Units (no.)	106,200	110,146	3.7%	138,871	141,937	-2.2%
Interest Rates						
Short Term (3-month Treasury bill rate)	7.04	5.45	-22.6%	5.84	7.43	-21.4%
Long Term (30-year Treasury bond yields)	9.51	7.60	-20.1%	7.99	10.62	-24.8%
Prime Rates Charged by Banks on Short-term Business Loans (ave.)	9.50	7.50	-21.1%	8.17	9.84	-17.0%
Mortgage Rates (new homes)	10.40	9.17	-11.8%	9.72	11.00	-11.6%

[a] Anticipated [p] Preliminary

Sources: Business Conditions Digest, U.S. Department of Commerce: U.S. Gross National Product, Total National Personal Income, Industrial Production Indexes, Total Business Expenditures for New Plant and Equipment, Index of Leading Indicators, GNP Price Deflator, National Employment Data, Interest Rates.

F.W. Dodge Report, McGraw-Hill: National Construction Data.

Survey of Current Business, U.S. Department of Commerce: New Home Mortgage Rates.

Utah Labor Market Report, Utah Department of Employment Security: Consumer Price Indexes, Producer Price Indexes.

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